



catawba county
planning & parks

January 14, 2021

BBC Terrell Park LLC
Attn: Mr. Steve Bailey
21000 Torrence Chapel Road, Suite 100
Cornelius, NC 28107

Re: Rezoning Approval

Dear Mr. Bailey:

At their June 15, 2020 meeting, the Catawba County Board of Commissioners approved your request to rezone 65.75 acres, including Parcel Identification Numbers 461713141976, 461713144163, 461709156110, 461709251219, 461709252376, 461709263370, 461709158838, 461709159631, 461709155301, 461709158265, 461713149886 and 461713241960 from R-20 Residential, R-30 Residential, Highway Commercial, Rural Commercial and PD-CD to PD-CD to allow a mixed-use commercial and residential development as depicted on the conceptual site plan prepared by ESP Associates. The Board of Commissioners' decision was conditioned and based on:

1. All development conditions and designs identified on Sheets 1 and 2 of the concept site plan and within the Proposed Community Master Plan and Conceptual Image Booklet prepared by ESP Associates, Inc.;
2. A portion of the development meeting the intent of the storefront (Area 2) village center to serve as the core containing a variety of retail shops and services in a manner consistent with a small downtown or central market place in the community;
3. The developer will prepare a Traffic Impact Analysis;
4. The developer extending public water and sewer within and throughout the proposed development;
5. The proposed development meeting high-quality development standards including public open space;
6. The proposed development being in close proximity to other nonresidential developments;
7. The high-density option improving water quality by capturing stormwater runoff and treating it through State approved Best Management Practices (BMPs);

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8. The proposed request being consistent with adopted land use plans; and
9. The developer will install a barricade at the end of the access easement, adjacent to the Sherrills Ford-Terrell Branch Library, to prevent through construction traffic.

All pertinent plan reviews and permits are required prior to any future development of the property. Please feel free to contact our office if you have any questions regarding the review and permitting process.

Congratulations on the approval of your request.

Best regards,

A handwritten signature in cursive script that reads "Chris Timberlake".

Chris Timberlake, AICP
Assistant Planning Director

CC: Mr. Robert Davis